

STAFF REPORT

DATE: June 28, 2017

TO: Board of Adjustment

FROM: Zoning Administration
Planning & Development
Services Department

ACTIVITY NO. T17SA00220

**C10-17-13 GIRL SCOUTS / ADDISIGNS / 4300 E BROADWAY BOULEVARD,
C-1**

The applicant's property is a 1.77 acre parcel at the southeast corner of Columbus and Broadway Boulevards. Zoned C-1 (rezoning C9-13-09), the site is headquarters for the Girl Scouts of Southern Arizona. The General Business District is the applicable sign code district for the site. The total sign area allowed is derived from the linear length of each street development frontage multiplied by three square feet, with a maximum of 30% of sign area displayed on any building elevation. The site has 325' of frontage along Broadway Boulevard at the north, a frontage of 200' along Columbus Boulevard at the west, 340' of frontage along La Jolla Circle to the south, and is bordered by private property to the east.

The development consists of three buildings on three parcels (development plan DP13-0233). Occupied and developed in phases, the site is flanked on the west and east ends by two-story buildings, with a central single-story building; nearly 26,000 square feet of building area provided.

Under prior variance case, S-05-02, the Sign Code Advisory and Appeals Board (SCAAB) granted 1822 square feet of total sign area, and to allow more than 30% coverage of a building elevation with signage, for a project mural covering the west elevation of the single story building. This sign area allowance applies to the Broadway Boulevard frontage.

The current submitted request entails retaining existing building signage granted by the prior variance, installing a replacement monument sign (sign area by prior variance) and ability to install two new signs extending from building walls perpendicular to Broadway Boulevard. The proposal, as shown on submitted plans, involves only signage along Broadway Boulevard frontage.

THE APPLICANT'S REQUEST TO THE BOARD

As shown on the submitted plans for the proposal:

- 1) The applicant is requesting a special permit to install two signs extending from building walls perpendicular to Broadway Boulevard (as integrated architectural feature signage).

- 2) The applicant is also requesting a sign area variance, to exceed the 975 square feet of total sign area for the development's Broadway Boulevard frontage under Section 3-77 of the Sign Code, and exceed the prior sign area variance of 1822 square feet granted in 2005. The request is for allowance of a total sign area of 2032 square feet along Broadway frontage.

APPLICABLE TUCSON SIGN CODE SECTIONS

Chapter 3 Sign Code sections applicable to this proposal include, but are not limited to, Article IV General Requirements: Section 3-42 for integrated architectural feature signs, Article VI. Signs By District, Division 2 Nonresidential Districts, Section 3-77 General Business District, and Article XI, Sec. 3-121 Appeals & Variances, Powers, duties and responsibilities.

GENERAL DEVELOPMENT INFORMATION

Zoning and Land Use

SITE: ZONED C-1; (Office Use – Sign Code occupancy class)

North: Zoned C-1; (commercial uses – across Broadway Boulevard)

South: Zoned R-1; (residential subdivision – across La Jolla Circle)

East: Zoned C-1/R-1; (commercial with residential zoned parking in back)

West: Zoned R-1; (residential neighborhood – across Columbus Boulevard)

RELATED PLAN REVIEWS

Engineering

The Engineering Section of Planning and Development Services Department has no objection/adverse comments.

Fire Department

No objection/adverse comments.

Transportation Department

No objection/adverse comments.

RELATED CASES

Prior variance case, S-05-02, under the Sign Code Advisory and Appeals Board (SCAAB), was granted for 1822 square feet of total sign area off Broadway Boulevard frontage (building and freestanding signage combined). Note, the variance case included allowance to cover more than 30% of a building elevation with signage, for a project mural covering the west elevation of a single story building.

BOARD OF ADJUSTMENT FINDINGS (required for variances, not for special permit requests)

Article XI, Chapter 3 Sign Code, Sec. 3-122. Findings required in granting variances.

The board of adjustment may grant a variance only if it finds:

A. That, because there are special circumstances applicable to the property, strict enforcement of this sign code would deprive the property of privileges enjoyed by other property in the same district;

B. That the variance will not result in a special privilege to one individual property and the circumstances are such that the variance would be appropriate for any property owner facing similar circumstances;

C. That the requested variance will not materially and adversely affect the health and safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property and improvements in the neighborhood;

D. That the need for a variance is not the result of special circumstances or conditions that were self-imposed or created by the owner or one in possession of the property;

E. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the sign code provisions in question; and

F. That because of physical circumstances or conditions, such as irregular shape, narrowness or shallowness of the lot, or exceptional topographic condition of the specific property, the property cannot reasonably be signed in conformity with the provisions of this sign code.

SIGN CODE ADMINISTRATION CONSIDERATIONS

The Girl Scouts Headquarters has been occupied and developed in phases, with the last change to encompass occupancy of two buildings. The most recent change is acquisition of property and new construction of a two-story assembly building at the far east side of the site at 12,000 square feet. This is the third building for the development. To add signage to the new building automatically requires a sign area variance, given the sign area granted by the 2005 variance case already exceeds code allowances for even the newly acquired land area.

Discussion

The Girl Scouts Headquarters prior variance case concentrated on the request to paint an artistic mural on the west elevation of the single story building, now the central building on the site. The mural depicts the history of the Girl Scout organization, and encompasses the entire west building elevation. Other signage

on the Broadway Boulevard frontage includes wall signage on the two story building at the west, and a freestanding sign along Broadway Boulevard.

The focus of the most recent request is two-fold, an increase in total sign area off Broadway Boulevard frontage to allow 2032 square feet of sign area, for the ability to retain existing sign area and to install two new signs extending off building walls. The increase from the prior variance sign area of 1822 square feet of sign area to 2032 square feet of sign area is a difference of 210 square feet.

Submitted plans show three new signs. Clarification should be made that the proposed monument sign at 45 square feet is a replacement for a freestanding sign with sign area already included under the 2005 variance case. The new sign area proposed is for two requested integrated architectural feature signs at an approximate total of 150 square feet. The remaining sign area of approximately 60 square feet would then be reserve sign area for the Broadway Boulevard frontage. The submittal shows the newly constructed building to the east with an attached sign at approximately 107 square feet in size, with a similar sign added on the single story building at nearly 42 square feet in size. Both proposed signs are designed to extend from building walls perpendicular to Broadway Boulevard (as integrated architectural feature signage).

Staff has no objection to the proposal to increase total sign area to 2032 square feet off the Broadway Boulevard frontage. This evaluation is based upon several aspects. First consideration, it is reasonable to request to allow additional sign area for a newly constructed structure on land recently acquired by the overall development. The next aspect is the total sign area already variances, to encompass even the frontage of the newly acquired land area, is primarily for the mural covering the west wall of the single story central building. The mural is not visible to west bound traffic, nor the public in general until eastbound traffic passes the site or become patrons of the site. The mural depicts activities related to the use upon the site, and thus meeting the definition of a sign, was required to undergo the variance process in 2005, utilizing a significant sign area. In addition, given physical circumstances of the newly expanded development, with the number of buildings for both office and assembly uses, the sign area increase request is compatible with the property design and activities.

NEIGHBORHOOD CONTACT (BY APPLICANT)

See the neighborhood notification dated May 1, 2017 and meeting summary dated May 18, 2017.

PLANNING & DEVELOPMENT SERVICES RECOMMENDATION

Should the Board grant the special permit request and the sign area variance request, as presented in the application and as shown on the submitted plans, PDSD Staff requests the following condition of approval:

- 1) Future signage along La Jolla Circle frontage (south boundary) shall be limited to non-illuminated access point or incidental signage.

It is the opinion of staff that the variance, if granted, will not result in a special privilege to one individual property and the circumstances are such that the variance would be appropriate for any property owner facing similar circumstances.

Heather Thrall, Lead Planner
for
Russlyn Wells, Acting Zoning Administrator
RW:ht:s/zoning administration/ba/1713

BOARD OF ADJUSTMENT APPLICATION

PROPERTY INFORMATION

PROJECT NAME: Girl Scouts

(For example: Al's Bar & Grill, Brown Residence Carport Addition, or Palo Verde Shopping Center, etc.)

PROJECT ADDRESS: 4300 E. Broadway Blvd.

(Note: If the site is vacant ask Pima Co. Addressing, 201 N. Stone, for an Administrative Address)

ZONING OF PROPERTY e.g. R-1, C-2, O-3, I-1 Authorized, etc: _____

PROJECT TYPE (check all that apply):

- ☐ New building on vacant land
☐ New addition to existing building
☐ Existing building needs permits

- ☐ New building on developed land
☐ Change of Use to existing building
☒ Other Sign variance

RELATED APPLICATIONS (check all that apply and provide case numbers):

- ☐ Board of Adjustment C10- _____ ☐ HPZ _____
☐ DDO _____ ☐ Rezoning C9- _____
☐ SE _____ ☒ Other SCAAB S-05-02

LIST ALL RELATED PERMIT ACTIVITY NUMBER/S _____

APPLICANT INFORMATION:

AGENT (The person authorized to process the application on behalf of the property owner):

NAME: Addisigns

ADDRESS/ZIP: 3808 E. 38th St.

BUSINESS EMAIL: aj@addisigns.com

BUS. PHONE: (520) 748 - 1540 FAX: () _____

/ [PROPERTY OWNER/S (If ownership is in escrow, please note)]:

X NAME: Debbie Rich Girl Scouts of Southern Arizona

X MAILING ADDRESS: 4300 E. Broadway Blvd.

Tucson, AZ

ZIP: 85711

X [SIGNATURE OF PROPERTY OWNER OR ATTACH LETTER OF AUTHORIZATION FOR AGENT]:

Debbie Rich

(NOTE: REQUIRED BY BOARD RULES)

ACTIVITY NUMBER: T175A00220

B/A CASE NUMBER: C10-17-13

BOARD OF ADJUSTMENT - REQUIRED FINDINGS

Arizona State Statutes and UDC Section 3.10.3.K. state that the Board may grant a variance only if the variance request complies with each and every one of these "Findings" in full. It is up to the applicant to explain to the Board how the request complies with each Finding. **Important Note:** Do not leave any "Finding" unanswered or marked "Not Applicable" or "N/A".

1. That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;

See Attached

2. That such special circumstances were not self-imposed or created by the owner or one in possession of the property;

11

3. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;

11

4. That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the UDC;

11

5. That the granting of the variance shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

11

6. That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and,

11

7. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions that are in question.

11

B/A CASE NUMBER: C10- ____ - _____

Girl Scouts
4300 E. Broadway Blvd.

Required Findings:

1. There are special circumstances applicable to the property that strict enforcement of the uniform development code will deprive this property of privileges enjoyed by other properties. The property is set back from Broadway not very far and this makes it difficult to obtain proper identification off of Broadway.
2. The circumstances were not self impose or created by the owner of the property.
3. The conditions will assure that the property will not be obtaining special privileges in consistent with other properties in the vicinity.
4. Because of the irregular shape the closeness of the buildings and the necessity to drive in between the buildings in order to get to the back parking lot it makes it necessary to put these signs out in front of the building.
5. The granting of the variance will not be detrimental to the public welfare but will actually help with traffic flow into the property.
6. The granting of the variance will not diminish or diminish any property values within the neighborhood.
7. The granting of the variance is the minimum needed in order to grant a relief to the property.

APPLICANT'S REQUEST TO THE BOARD OF ADJUSTMENT

Provide applicable UDC Section reference, what is required and what is proposed/provided for each variance requested.

Sec Attached

B/A CASE NUMBER: C10- ____ - ____

Girl Scouts
4300 E. Broadway Blvd.

Variance Request:

1. INCREASE SIGN AREA TO APPROXIMATELY 2,032 SQUARE FEET
ALONG BROADWAY BOULEVARD, 3.77.B.
2. SPECIAL PERMIT FOR AN INTERGRATED ARCHITECTURAL
FEATURE.

D

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B/A CASE NUMBER: C10-_____ - _____

Girl Scouts
4300 E. Broadway Blvd.

Project Description:

- 1. INCREASE SIGN AREA TO APPROXIMATELY 2,032 SQUARE FEET
ALONG BROADWAY BOULEVARD, 3.77.B.**
- 2. SPECIAL PERMIT FOR AN INTERGRATED ARCHITECTURAL
FEATURE.**

Please see attached drawings for description of signs.



P&DS TRANSMITTAL

FROM: Heather Thrall, Lead Planner

PROJECT: Sign Permit: T17OT00311
Site: Girl Scouts, 4300 – 4330 E Broadway Boulevard
Zone: C-1 Sign Code District: General Business District 3-77

TRANSMITTAL: Board of Adjustment referral, 04/21/17 - REVISED

The Girl Scouts of Southern Arizona Headquarters is an existing site comprised of two buildings (4300 and 4314) at the southeast corner of Broadway and Columbus Boulevards. The site has 195 linear feet of lot line along Broadway, with maximum sign area along that frontage at 585 sq.ft. Variance S-05-02 was granted to allow 1822 sq.ft. sign area on Broadway (nearly 1800 sq.ft. in use) and to exceed 30% coverage of a building elevation with a sign/mural.

With expansion to the lot to the east and construction of a third building, (4330) the development now has 325 linear feet of lot line along Broadway, which equates to 975 sq.ft. of sign area along Broadway per current code. The General Business District is the applicable sign district for the site (3-77). (See: Development Package DP13-0233 and rezoning case C9-13-09.)

This communication serves to refer *three* signage aspects to the Board of Adjustment for review. Plans show two illuminated signs sought on north elevations of two buildings (4314 and 4330). Both signs would extend from building walls, mounted perpendicular to Broadway, and be double-faced. One sign is nearly 108 sq.ft., the other nearly 42 sq.ft., for a total at 150 sq.ft. The proposal requests special permits for two integrated architectural feature signs. In addition, the site plan shows a new freestanding sign near the corner of Broadway and Columbus. It is unclear if the existing low-profile sign at 60 square feet would be removed. Drawings were not included to clarify if the proposed sign is a monument or low-profile design, thus a maximum sign area of 60 sq.ft. is assumed. If proposed, a second freestanding sign along Broadway requires a variance to freestanding sign criteria of the General Business District. The proposal is also an increase of 210 sq.ft. sign area, which requires a new sign area variance to the 1822 sq.ft. per case S-05-02.

The following are relative to an application for a sign area variance of Section 3-77, General Business District, via Article XI of Chapter 3, Sign Code.

- A) Increase in sign area to approximately 2, 032 square feet along Broadway Boulevard, 3-77.B
- B) A second freestanding sign for a premise with less than 450' linear street frontage, 3-77.C.5.a

The following are relative to an application for a special permit for an integrated architectural feature sign via Article XI of Chapter 3, Sign Code.

- C) The applicant seeks a special permit for two (2) integrated architectural feature signs, per Chapter 3, Sign Code Section 3-42. To encourage and promote a harmonious relationship between buildings and signs, a special permit may be authorized via Article XI for signs designed into and constructed as part of an integrated architectural feature of a building where strict application of the provisions of this sign code would otherwise prohibit such signs. Unlike variances, findings are not required for the Board of Adjustment to render a decision for a special permit request.

Jonathan Rothschild
Mayor
255 W. Alameda ST
Tucson, AZ 85701

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N.A.-Aldea Linda
4950 E. Calle Jabali
Tucson, AZ 85711

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N.A.-Aldea Linda
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Tucson, AZ 85711

Nicole Gerhart
N.A.-El Conquistador
3515 E. Calle Del Prado
Tucson, AZ 85716

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N.A.-El Montevideo
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4357 E 28th Street
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Tucson, AZ 85711

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Tucson, AZ 85711

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126110040
KRAMER JONATHAN P
4338 E WHITMAN ST
TUCSON AZ 85711

126110050
SHAFIQULLAH MELISSA D & SALEK JT/RS
4318 E WHITMAN ST
TUCSON AZ 85711

126110070
LAUER ELISE & STUART CP/RS
4314 E WHITMAN ST
TUCSON AZ 85711

126110080
LOVE LOVE SHACK INCORPORATED
1458 S PALO VERDE AVE K213
TUCSON AZ 85713

126110090
MOORE WILLIAM B & NITA ANN REVOCABLE TR
4460 E KLEINDALE RD
TUCSON AZ 85712

126110100
DAVIS KATHIE R
4300 E WHITMAN ST
TUCSON AZ 85711

12611020A
4345 E BROADWAY LLC
7601 N CALLE SIN ENVIDIA APT 7
TUCSON AZ 85718

126110170
M & J RENTALS
4333 E BROADWAY BLVD
TUCSON AZ 85711

126110140
KRISTI FRANK PROPERTIES LLC
4319 E BROADWAY BLVD
TUCSON AZ 85711

126110110
ARCP WS PORTFOLIO LLC
ATTN: WESTERN REFINING TAX DEPT - E4009
1250 W WASHINGTON ST STE 101
TEMPE AZ 85281

126090170
MEDHANE ALEM ETHIOPIAN
ORTHODOX TEWAHEDO CHURCH
4251 E BROADWAY BLVD
TUCSON AZ 85711

126090160
MOORE TERESA
4244 E KINGS RD
TUCSON AZ 85711

126161150
ODGERS KARL JOHN
3455 E 4TH ST
TUCSON AZ 85716

12615008A
4400 BROADWAY LLC
ATTN: DANIEL A NORVIL
4353 TULLER AVE
CULVER CITY CA 90230

126150070
4340 ASSOCIATES LLC
4340 E BROADWAY BLVD
TUCSON AZ 85711

12615001E
GIRL SCOUTS OF SOUTHERN ARIZONA
4300 E BROADWAY BLVD
TUCSON AZ 85711

12615001C
GIRL SCOUTS OF SOUTHERN AZ PROPERTIES INC
4300 E BROADWAY BLVD
TUCSON AZ 85711

126161110
CHUMBLER IRVIN N JR & ANN S CP/RS
4235 E CALLE DE MADRID
TUCSON AZ 85711

126161100
MURPHY MARGARET V
4245 E CALLE DE MADRID
TUCSON AZ 85711

126161090
DIPPEL ADAM R
4255 E CALLE DE MADRID
TUCSON AZ 85711

126161080
PEDERSON LELAND R & LUCY V TR
4260 E CALLE DE MADRID
TUCSON AZ 85711

126161050
GARCIA DAVID V & GINA CP/RS
4254 E CALLE DE MADRID
TUCSON AZ 85711

12616103A
RUSSELL FAMILY LIVING TR
113 S CALLE DE MADRID
TUCSON AZ 85711

126150300
CHANTELL UHRS C & CHRISTINA A JT/RS
4302 E LA JOLLA CIR
TUCSON AZ 85711

126150310
BARRERA LENNY
4310 E LA JOLLA CIR
TUCSON AZ 85711

126150320
STEPHENS CHAD
4318 E LA JOLLA CIRCLE
TUCSON AZ 85711

126150330
GABARROT MARIE ANTOINETTE
4326 E LA JOLLA CIR
TUCSON AZ 85711

126150340
TIMPANI DOMINIC & RODRIGUEZ SAVANNAH
JT/RS
4334 E LA JOLLA CIR
TUCSON AZ 85711

126150350
CABALLERO GILBERT M
4342 E LA JOLLA CIR
TUCSON AZ 85711

126150470
BEAUDRY PETER M & PATRICIA E CP/RS
4301 E COOPER CIR
TUCSON AZ 85711

126150460
OLSON JON D III
4309 E COOPER CIR
TUCSON AZ 85711

126150450
TUCSAR LLC
4215 E 4TH PL
TUCSON AZ 85711

126161070
WASHBURN THERESSE ANN
4261 E COOPER ST
TUCSON AZ 85711

126150440
GOSCH DAMIAN & HURLEY KATHRYN CP/RS
4325 E COOPER CIR
TUCSON AZ 85711

126150430
LUCAS CYNTHIA
4333 E COOPER CIR
TUCSON AZ 85711

T17PRE0031 created 4/20/2017
Expires 6/20/2017
2 pages

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Tucson, AZ 85711

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4225 E Camino de la Colina
Tucson, AZ 85711

Todd Bukowski
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Tucson, AZ 85711

Fiona Jordan
N.A.-Toumey Park
Tucson, AZ

Jennifer Burns
N.A.-Sierra Estates
220 N Avenida Carolina
Tucson, AZ 85711
Richard Fimbres
Ward 5
4300 S. Park Av
Tucson, AZ 85714



5-1-2017

We are inviting you to stop by the Girl Scouts building at 4300 E. Broadway to talk about the sign variance request. The meeting will be on Thursday May 18th at 3:00pm. 4300 E. Broadway Blvd. (Main Conference Room).

The variance request is to increase the sign area to approximately 2,032 and to seek a special permit for two(2) integrated architectural feature signs.

The variance application to the Board of Adjustment will be submitted to the City Staff for processing and the City of Tucson will send an official notice with the date, time and place of the Board of Adjustment public hearing.

If you have any questions or if you are not able to attend the meeting feel free to give us a call.

Thank you,

Mike Addis
Addisigns, Inc.
3808 E. 38th St.
Tucson, AZ 85713

Time Stamp _____

**BOARD OF ADJUSTMENT
LABELS
City of Tucson**

I Ashley Jason Lee (Full name),

Addisigns (business name),

3808 E. 38th St. (business address),

do hereby swear or affirm that on _____ (date), I personally

mailed the Board of Adjustment labels for the _____ (variance name)

on subject property located at 4300 E. Broadway (address/location).

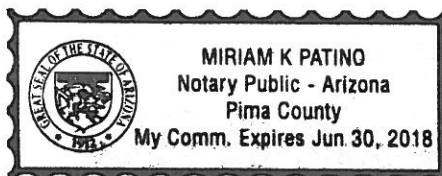
Ashley Lee (signature)

5-2-17 (date)

Notary:

STATE OF ARIZONA
COUNTY OF PIMA } ss.
This instrument was acknowledged before me this 2nd day of May, 2017, by Ashley Lee
In witness whereof I herewith set my hand and official seal.
Miriam K Patino NOTARY PUBLIC

Attachments:
labels that were sent out





**5-18-2017
Meeting Summary**

The meeting was held at 4300 E. Broadway Blvd. Everyone who attended the meeting were excited about the new signage. They also really liked the design of the signs. All were in favor of the sign variance and special permit.

Thank you,

**Mike Addis
Addisigns, Inc.**

GIRL SCOUTS SIGN VARIANCE - NEIGHBORHOOD MEETING

THURSDAY MAY 18TH, 2017

[illegible]

Book-Map-Parcel: 126-15-001C

[Oblique Image](#)

Tax Year: 2018

Tax Area: 0150

Property Address:

Street No	Street Direction	Street Name	Location
4300	E	BROADWAY BL	Tucson
4302	E	BROADWAY BL	Tucson
4314	E	BROADWAY BL	Tucson

Taxpayer Information:

GIRL SCOUTS OF SOUTHERN AZ PROPERTIES INC
4300 E BROADWAY BLVD
TUCSON AZ

Property Description:

COLONIA ALLEGRE BLK 1 EXC E110.00' &
PTN ABAND BROADWAY

85711- 3506

Valuation Data:

Valuation Year	Legal Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2017	COMMERCIAL (1)	18.0	\$445,865	\$1,155,845	\$1,601,710	\$1,487,989	\$267,838
2018	COMMERCIAL (1)	18.0	\$445,865	\$1,296,650	\$1,742,515	\$1,562,388	\$281,230

Property Information:

Section: 15
Town: 14 0
Range: 14 0E
Map & Plat: 9/40
Block: 001
Tract:
Rule B District: 7
Land Measure: 44542.00F
Group Code:
Census Tract: 3400
[Use Code:](#) 1512 (OFFICE BUILDING 2 STORY)
File Id: 1
Date of Last Change: 7/14/2016

Commercial Characteristics:

Property Appraiser: Mark Baudendistel Phone: 520-724-7458

Commercial Summary

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	14,561	\$739,446	\$0	\$1,296,650

Commercial Detail

SEQ-SECT	Construct Year	Model/Grd	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1984	151/3	0000000	6,336	\$755,950	\$462,641	BUSINESS OFFICE
002-001	1965	111/3	0000000	8,225	\$536,414	\$209,523	RETAIL STORE
003-001	1984	290/3	0000000	0	\$151,871	\$54,674	PARKING LOT
004-001	1973	101/3	0000000	0	\$31,839	\$12,608	COMMERCIAL YARD IMPROVEMENTS

Valuation Area:

Condo Market: 70
DOR Market: 10
MFR Neighborhood: SC_CRAYCROFT_MYERS
SFR Neighborhood: 01006601
SFR District: 14

Supervisor District:

(2) RAMON VALADEZ

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
20141320544	0	0	5/12/2014	WARRANTY DEED
20141320545	0	0	5/12/2014	WARRANTY DEED
20141320546	0	0	5/12/2014	WARRANTY DEED
20133540137	0	0	12/20/2013	WARRANTY DEED
20131400449	0	0	5/20/2013	WARRANTY DEED
20101700288	13886	1115	9/2/2010	WARRANTY DEED
20072350075	13196	395	12/6/2007	WARRANTY DEED
96188254	10414	1852	11/4/1996	QUIT CLAIM DEED
95132860	10120	482	9/1/1995	DEED
95132861	10120	485	9/1/1995	DEED
94143196	9839	17	7/21/1994	WARRANTY DEED
93108399	9575	1555	7/1/1993	WARRANTY DEED
88108439	8350	1569	8/15/1988	DEED
88097689	8335	1721	7/25/1988	QUIT CLAIM DEED
	7423	1013	12/5/1984	

Parcel Note: Click to see/expand 5 note(s)

ASSESSOR'S RECORD MAP

COLONIA ALLEGRE

BLOCKS 001-015

126-15

LAYOUT

BROADWAY MANOR
BOOK 06, PAGE 055 M&P

N 1/4 COR SEC 15
CARRIED PIPE

SAN CLEMENTE
BOOK 06, PAGE 035 M&P

SEE DETAIL 1

SEE DETAIL 2

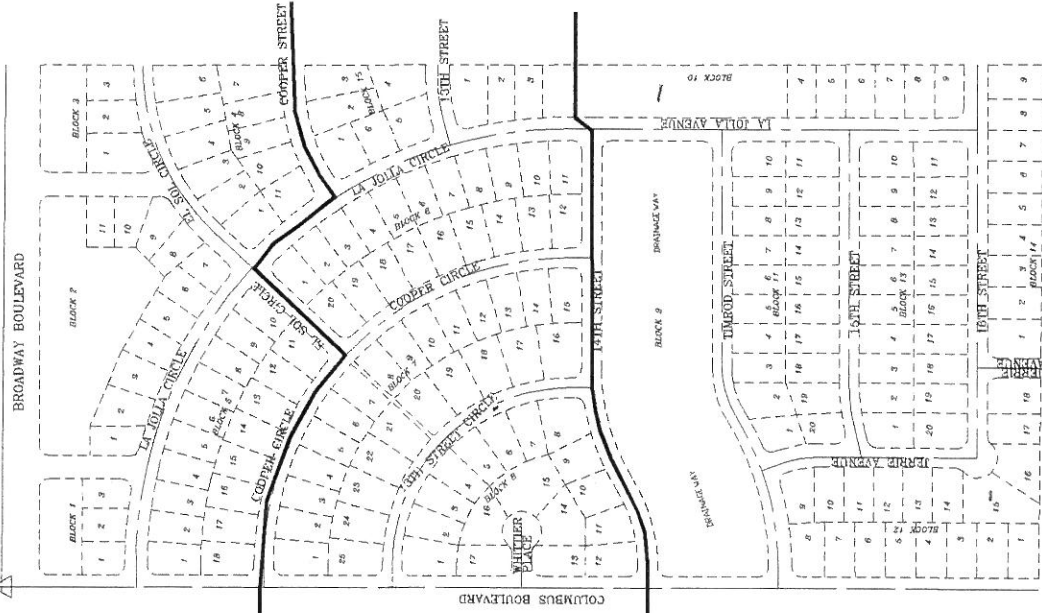
SAN CLEMENTE
BOOK 06, PAGE 092 M&P

SEE DETAIL 3

SAN CLEMENTE
BOOK 07, PAGE 019 M&P

LINDEN PARK
BOOK 09, PAGE 044 M&P

LINDEN PARK
BOOK 09, PAGE 057 M&P



UNSUBDIVIDED

CURVE TABLE

Nº	R	Δ	L
1	25.00'	90-00-00	39.27'
2	25.00'	90-02-04	39.28'
3	25.00'	89-57-56	39.26'
4	25.00'	99-35-39	43.46'
5	25.00'	74-52-22	32.68'
6	25.00'	87-39-03	38.20'
7	25.00'	55-58-12	24.38'
8	25.00'	113-12-24	49.40'
9	25.00'	87-18-20	38.09'
10	25.00'	92-42-13	40.45'
11	25.00'	86-34-16	37.77'
12	25.00'	48-11-23	21.03'
13	25.00'	80-34-51	35.16'
14	25.00'	85-37-27	37.36'
15	24.98'	102-31-00	45.13'
16	25.00'	76-29-00	33.37'
17	25.00'	87-02-38	37.99'
18	25.00'	95-24-02	37.76'
A	1115.00'	12-57-24	252.21'
B	1115.00'	29-53-52	582.45'
C	1115.00'	14-07-34	275.00'
D	1115.00'	15-37-29	230.09'
E	788.00'	42-53-16	288.29'
F	788.00'	42-53-16	288.29'
G	455.00'	42-53-16	241.97'
H	455.00'	47-06-14	214.97'
I	50.00'	276-32-46	241.19'
J	525.00'	15-30-49	155.69'
K	525.00'	31-35-55	312.11'
L	472.97'	22-58-50	272.27'
M	400.00'	31-46-16	221.80'
N	561.03'	31-46-16	311.03'
O	736.41'	31-46-16	408.34'
P	224.62'	19-27-04	124.55'
Q	506.31'	13-31-00	119.47'
R	50.00'	186-22-46	162.65'
S	1115.00'	16-01-21	311.79'
T	426.37'	16-01-21	119.22'

SEE BOOK 09 PAGE 040 M&P
2017-1

S15.114S.R14E

AMP09.09040- 07/14/16 0.3



RINCON ESTATES THOREAU ADDITION
BOOK 11, PAGE 026 M&P BOOK 09, PAGE 080 M&P



CITY OF TUCSON DEVELOPMENT SERVICES DEPARTMENT

Sign Code Advisory & Appeals Board
201 N. Stone Ave
Basement Conference Room C
Tucson, AZ 85701

NOTICE OF DECISION
Case No. S-05-02
4314 E. Broadway Boulevard
Sahuaro Girl Scouts

Public Hearing:

Board Members Present:

Staff Present:

Owner:

Applicant:

Speakers:

January 12, 2005

Fletcher Sliker, John Roberts,
Raymond Turner, Stephen Bohn
Leigh Robinson,

Charles Stephenson, Mike Anderson, Sue Montes
Sahuaro Girl Scout Council, Inc.

Gail H. Gurney, CEO

Dominick San Angelo

Tucson Sign Code, Chapter 3, Article IV, Signs by District, Section 3-32 (I), General Business District states, "Maximum On-site Area: 3 square feet per foot of street frontage". "Wall Signs: No more than 30% of the area of each wall". The applicant is requesting a variance to 1) exceed their total allowable sign area (by 1478 sq. ft.) and 2) allow a sign to cover more than 30% of the area of a wall. The variance being requested is to allow for the placement of an illustration /pictorial that traces some of the history of the Girl Scouts. The illustration will cover the entire west wall of the existing building.

Mr. Roberts makes a motion to approve the variance based on the staff recommendation of approval with the condition that the sign area variance could only be used to allow the proposed illustration/pictorial to be placed on the west elevation of the building. Mr. Turner seconds the motion. Motion passes 4-1.

DECISION – VARIANCE GRANTED: The Board grants this variance based on the staff recommendation of approval with the condition that the sign area variance could only be used to allow the proposed illustration/pictorial to be placed on the west elevation of the building.

IMPORTANT NOTICES: (1) IN CASES GRANTED THAT REQUIRE A SIGN PERMIT, PERMIT MUST BE SECURED FROM THE DEVELOPMENT SERVICES DEPARTMENT (DSD) WITHIN 180 DAYS FROM THE DATE OF THIS MEETING. THE DSD DIRECTOR MAY GRANT AN ADDITIONAL 180 DAYS EXTENSION FOR GOOD CAUSE. (2) THE DECISION OF THE BOARD MAY BE APPEALED TO THE MAYOR AND COUNCIL BY FILING AN APPEAL WITH THE CITY CLERK WITHIN 15 DAYS AFTER THE DECISION OF THE BOARD, OR BY FILING A COMPLAINT FOR SPECIAL ACTION IN THE SUPERIOR COURT WITHIN 30 DAYS AFTER THE DECISION OF THE BOARD.

Notice of Decision
December 15, 2004
Case S-04-27
Page 2 of 2

(A CASSETTE RECORDING OF THIS MEETING IS AVAILABLE UPON REQUEST AT THE CITY CLERK'S OFFICE.)

A handwritten signature in cursive script, reading "Sue Montes", written over a horizontal line.

Sue Montes
Secretary
Development Services Department

VARIANCE SUBMITTAL REQUIREMENTS - FOR STAFF USE ON FILING DAY

Date Filed: 5/19/17

Case Number: C10-17-13

Reviewed by: H. Hmall

BA public hearing date: June 28, 2017

Project Name: Girl Scouts

Project Address: 4300 E. Broadway Zone: C-3

- ☒ **BOARD OF ADJUSTMENT APPLICATION FORM**
(Signed by the Property Owner or Authorized Agent - include letter of authorization)
- ☒ **BOARD OF ADJUSTMENT FINDINGS ATTACHMENT**
(All Findings "1" through "7" must be answered in full)
- ☒ **APPLICANT'S VARIANCE LIST TO THE BOARD**
(Numbered list indicating UDC regulation - What this regulation requires - What is actually provided)
- ☒ **PROJECT DESCRIPTION**
(Narrative description of project by the applicant)
- ☒ **RELATED UDC PROCESS DECISION OR RECOMMENDATION LETTERS**
(ParkWise TEAM, Historic Plans Review Subcommittee, Special Exception, SCZ, Rezoning, etc.)
- ☒ **FINAL UDC (zoning) COMPLIANCE REVIEW COMMENTS**
(Final UDC compliance review comments made on Permit card, CDRC Comments or by Memo)
- ☒ **PROOF OF APPLICANT'S MAIL NOTICE AND MEETING**
(Proof of mailing - Copy of letter to neighbors - Summary of onsite meeting with sign-in sheet)
- ☒ **15 FOLDED COPIES OF PROJECT SITE PLAN***
(Detailed plan that was submitted to PSDS for final UDC compliance review comments)
- ☐ **15 FOLDED COPIES OF PROJECT BUILDING ELEVATION AND/OR FLOOR PLANS**
(If applicable to the project's variance request - Ask Zoning Admin staff at PSDS if unsure)
- ☐ **15 FOLDED COPIES OF PROJECT LANDSCAPE PLAN**
(If applicable to the project's variance request - Ask Zoning Admin staff at PSDS if unsure)
- ☐ **IF FULL SIZE PLANS ARE PROVIDED ALSO INCLUDE ONE (1) EACH AT 11" x 17"**
- ☒ **PIMA COUNTY ASSESSOR'S PROPERTY PRINTOUT(S)**
- ☒ **PIMA COUNTY ASSESSOR'S LOT AND BLOCK MAP**
- ☒ **OTHER: NOD 5-05-02**
- ☒ **BOARD OF ADJUSTMENT FILING FEES**

Applications to the B/A that include **LANDSCAPE, SCREEN or SCENIC ROUTE** variances or **APPEALS** must also submit an application for DRB review. Include the following:

DRB SUBMITTAL ITEMS (DRB- _____ for: _____).
Case Number Meeting Date

- ☐ **DRB FILING FEES**
- ☐ **DRB APPLICATION FORM**
- ☐ **FINAL UDC COMPLIANCE REVIEW COMMENTS**
- ☐ **APPLICANT'S VARIANCE/DDO LIST TO THE DRB**
- ☐ **PROJECT INFORMATION ATTACHMENT**
- ☐ **8 SETS OF PROPERTY PHOTOS**
- ☐ **8 SETS OF PROJECT SITE AND/OR BUILDING ELEVATION PLANS**
- ☐ **8 SETS OF PROJECT LANDSCAPE PLANS**
- ☐ **IF FULL SIZE PLANS ARE PROVIDED ALSO INCLUDE ONE (1) EACH AT 11" X 17"**
- ☐ **PIMA COUNTY ASSESSOR'S PROPERTY PRINTOUT(S)**
- ☐ **PIMA COUNTY ASSESSOR'S LOT AND BLOCK MAP**
- ☐ **OTHER: _____**

SUBMITTAL COMMENTS BY STAFF: _____